

Highlands Planning Department

Serving: Putnam County, Monterey, & Sparta

Kevin Rush, Planning Director

67 South Elm Ave.
Cookeville, TN 38501

Tel: (931) 372-0070 Fax: (931) 372-0071
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AGENDA PUTNAM COUNTY REGIONAL PLANNING COMMISSION JULY 7, 2020

Pursuant to Governor's Executive Order No. 16 (extended by Executive Order 51) and in light of the COVID-19 pandemic, the Open, Public Regular Meetings of the Putnam County Regional Planning Commission will be conducted via electronic means.

The Putnam County Regional Planning Commission meeting will be held at 6:00 p.m. on Tuesday, July 7, 2020, via a zoom meeting at 6:00PM. For public access, the meeting will be streamed live to <https://www.facebook.com/HighlandsPlanning>.

ITEM 1: CALL TO ORDER AND ROLL CALL.

ITEM 1A: APPROVAL OF ELECTRONIC MEETING.

ITEM 2: APPROVE THE JULY 7, 2020 AGENDA.

ITEM 3: MINUTES OF THE JUNE 2, 2020 MEETING.

ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

Revised Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 7/10/18.

Autumn Woods Preliminary Plat (All Phases), Vick Surveying. Conditional preliminary approval 4/7/2020.

Lee Subdivision Preliminary Plat, Vick Surveying. Conditional preliminary approval 4/7/2020.

ITEM 5: OUTSTANDING LETTERS OF CREDIT: Larry Hatfield (Pembroke Pines S/D) LOC \$200,000 Expires 8/6/2020

ITEM 6: ACCEPTANCE OF NEW STREETS: NONE

ITEM 7: REPORT ON ADMINISTRATIVELY APPROVED PLATS:

A. WILLIAM SMITH COMBINATION PLAT, WHITTENBURG SURVEYING

Combined 3 small parcels into one 2.2 acre parcel on Beechwood Road.

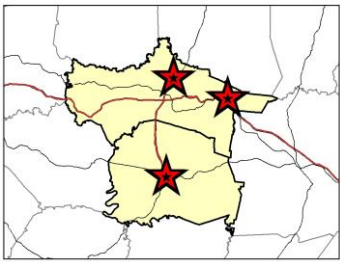
___ Jere Mason (C)
___ David Mattson

___ Dale Moss (V-C)
___ Ted McWilliams

___ Mike Atwood (S)
___ Phil Wilbourn

___ Jeff Jones
___ Ron Williamson

___ Jim Martin
___ Patrick Rinks



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ITEM 8: SUBDIVISION PLATS:

A. WESTOWNE ESTATES FINAL PLAT, WHITTENBURG SURVEYING

The revised preliminary plat of this subdivision was approved in July of 2018. From those minutes:

REVISED WESTOWNE ESTATES PRELIMINARY PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

The preliminary plat has been revised. They are moving the streets from the original proposed locations, eliminated one proposed street and have lost 9 lots.

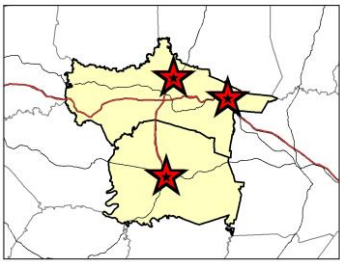
From the May 2017 minutes:

"This preliminary plat is to subdivide Parcels 006.00 and 006.07 on Tax Map (63.91 acres) into 69 lots. The plat shows four proposed new streets: Westowne Avenue (which will be 1561 linear feet long), Westowne Court (which will be 545 linear feet long), Westowne Way (which will be 450 linear feet long), and Westowne Circle (which will be 3700 linear feet long). This plat is shown on three sheets. The cover sheet shows the entire subdivision at a 1" = 200' scale. Sheet 2 shows 19 lots on Westowne Avenue and Westowne Court at a 1" = 100' scale. Sheet 3 shows the remaining 50 lots on Westowne Circle and Westowne Way at a 1" = 100' scale. Six-inch waterlines will be installed throughout the subdivision. Hydrants are not shown on the plat. This subdivision will require several hydrants. The roads are all shown with 50' of right-of-way. Planning Director Rush is concerned that the traffic generated by this subdivision will require a turning lane at the entrance for those turning north.

Chairman Wright stated that this was a large number of lots coming off a single entrance and was concerned about ingress/egress of emergency vehicles. Charles Whittenburg stated that the developers would be willing to make the entrance three lanes and add a turnaround at Westowne Court. Planning Director Rush asked if they wanted to do the development in phases or all at once. The developers stated that they would be completing the development in one phase. There is an 8-inch waterline on Gainesboro Grade. The developer does not plan to install curb and gutters in the development.

It was noted that the developer will have to work with TDOT on getting approval for the entrance and that TDOT may require additional improvements on the state right-of-way.

John Donnelly moved to approve the preliminary plat with the cul-de-sac turn around added to the intersection of Westowne Avenue and Westowne Court; the entrance being made three lanes, and submittal of the plan and profile of all the roads. Motion was seconded and approved unanimously with Chairman Wright abstaining."



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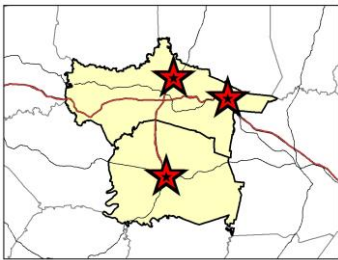
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C. WANDA AND FRANK HERALD DIVISION FINAL PLAT, WHITTENBURG SURVEYING

This is divide parcel 063-077.01 (1.38 acres) tract into two lots on Brother In Law Hill Road. Brother In Law Hill Road wraps around lot 1 as shown and crosses around another parcel, then dead ends in lot 2 as shown. Lot 2 will only have the width of the county road as frontage. Brother In Law Hill Road has 24 feet of right-of-way according to the county road list.

CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREINAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON. DATE _____ OWNER _____	CERTIFICATE OF PROPERTY ADDRESS I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREINAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON. DATE _____ DEED FOR PUTNAM COUNTY E-011	CURVE TABLE <table border="1"><thead><tr><th>CURVE</th><th>RADIUS</th><th>ARC LENGTH</th><th>CHORD LENGTH</th><th>CHORD BEARING</th><th>DELTA ANGLE</th></tr></thead><tbody><tr><td>C1</td><td>300.00'</td><td>79.25'</td><td>77.25'</td><td>N 44° 50' 23" E</td><td>42° 58' 30"</td></tr><tr><td>C2</td><td>400.00'</td><td>90.00'</td><td>81.60'</td><td>N 67° 12' 04" E</td><td>80° 19' 41"</td></tr></tbody></table>	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	C1	300.00'	79.25'	77.25'	N 44° 50' 23" E	42° 58' 30"	C2	400.00'	90.00'	81.60'	N 67° 12' 04" E	80° 19' 41"	VICINITY MAP (NOT TO SCALE)
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CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PUTNAM COUNTY PLANNING COMMISSION. DATE _____ LICENSED SURVEYOR _____	CERTIFICATE OF THE APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. DATE _____ SECRETARY, PLANNING COMMISSION _____	LINE TABLE <table border="1"><thead><tr><th>LINE</th><th>BEARING</th><th>DISTANCE</th></tr></thead><tbody><tr><td>L1</td><td>N 73° 33' 32" E</td><td>84.6'</td></tr></tbody></table>	LINE	BEARING	DISTANCE	L1	N 73° 33' 32" E	84.6'	PARCEL REFERENCE BEING ALL OF PARCEL 77.01, AS SHOWN ON PUTNAM COUNTY TAX MAP 063.												
LINE	BEARING	DISTANCE																			
L1	N 73° 33' 32" E	84.6'																			
CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHT-OF-WAYS ARE APPROPRIATE. DATE _____ PUTNAM COUNTY ROAD SUPERVISOR _____	DEED REFERENCE BEING THE SAME PROPERTY CONVEYED TO WANDA & FRANK HERALD, OF RECORD IN DEED BOOK 182 PAGE 698, KANAWA, TN.	GRAPHIC SCALE 1 inch = 50 feet 0 25 50 100 (IN FEET)	IF YOU DIO IN TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL 1-8-1-1																		
GENERAL NOTES 1. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. 2. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON JUNE 22, 2024 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 30 CORRECTION REFERENCE TO NAD 83 (NAD 83) (IPCC 2011) GEOID 12A. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 10 mm, V 6 mm. 3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY. 4. THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL. 5. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREON. 6. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES. 7. ACCORDING TO FEMA FLOOD HAZARD INSURANCE MAP #7416C0090D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.	LEGEND ● BORN REBAR (OLD) ● BORN REBAR (NEW) ○ NON-ADJACENT POINT --- VARIOUS FENCE POINT --- UTILITY POLE --- POWER LINE --- FENCE LINE --- TELEPHONE LINE --- MINIMUM BUILDING SETBACK LINE --- REGISTERED OFFICE PUTNAM COUNTY, TN --- GRAVEL AREA --- CONCRETE AREA --- ASPHALT SURFACE	FINAL SUBDIVISION PLAT WANDA & FRANK HERALD DIVISION PUTNAM COUNTY, TENNESSEE 	OWNERS WANDA & FRANK HERALD 7000 BROTHER IN LAW ROAD BAXTER, TN 38544 931-644-3330	SURVEYOR TAYLOR DILLEHAY WHITTENBURG LAND SURVEYING 214 EAST STEVENS STREET COOKEVILLE, TN 38501 931-528-1480																	



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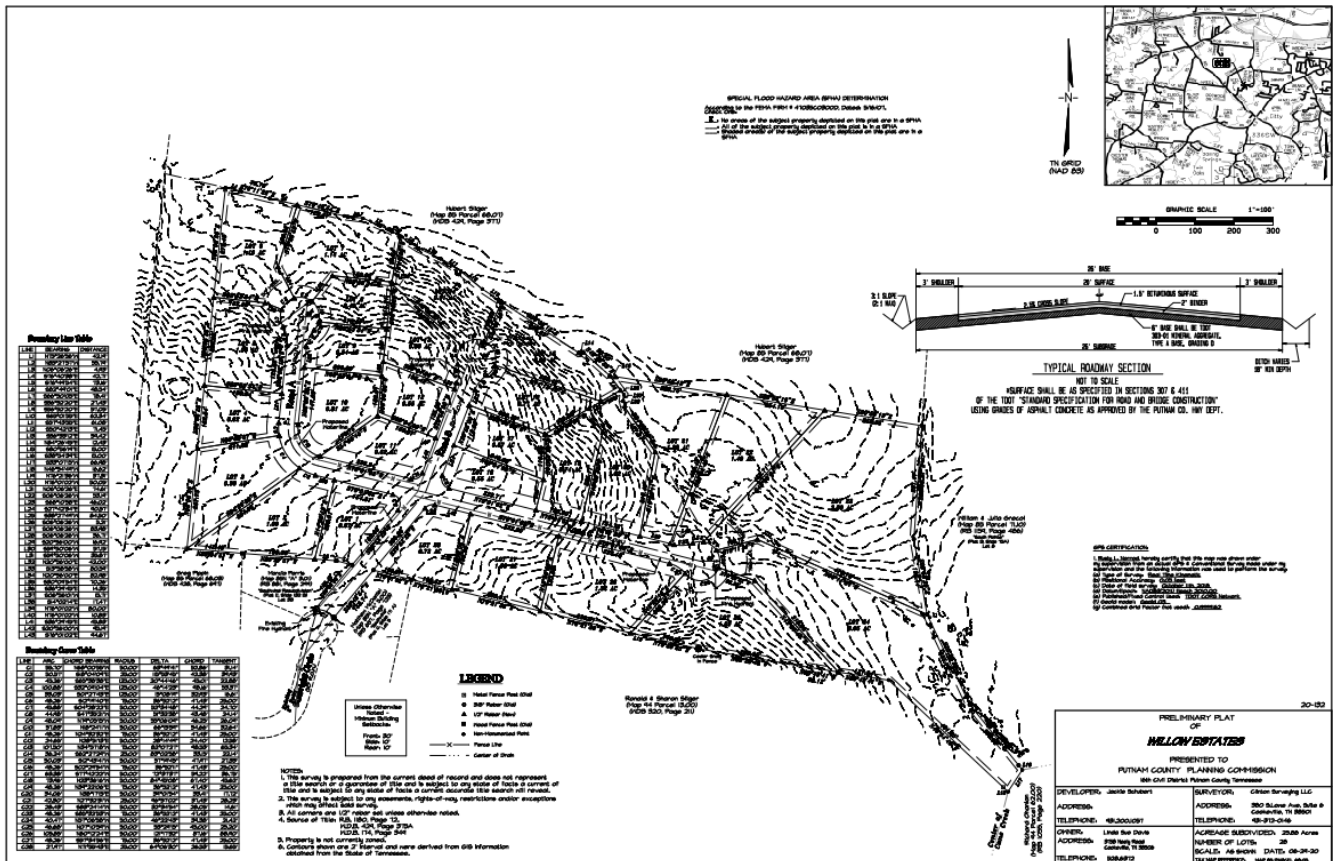
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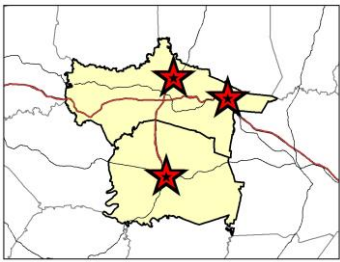
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D. WILLOW ESTATES PRELIMINARY PLAT, CLINTON SURVEYING

This preliminary plat off of Sunbright Circle, divides parcel 085-068.05 into 28 lots. Sunbright Circle will be extended into the tract and then two cul-de-sacs will be added to serve additional lots. There are two issues, one is that the only entrance will be extension of Sunbright Circle. Sunbright Circle is a cul-de-sac with a length of approximately 750 feet. The length of the addition cul-de-sacs will add approximately another 1220 linear feet in length from the beginning of Sunbright Circle. This additional length would be right at the maximum allowed for a single road, cul-de-sac without considering the length of Sunbright Circle. The other issue is that there may be a couple of spots on the proposed roads where the grade may exceed our maximum percentage.





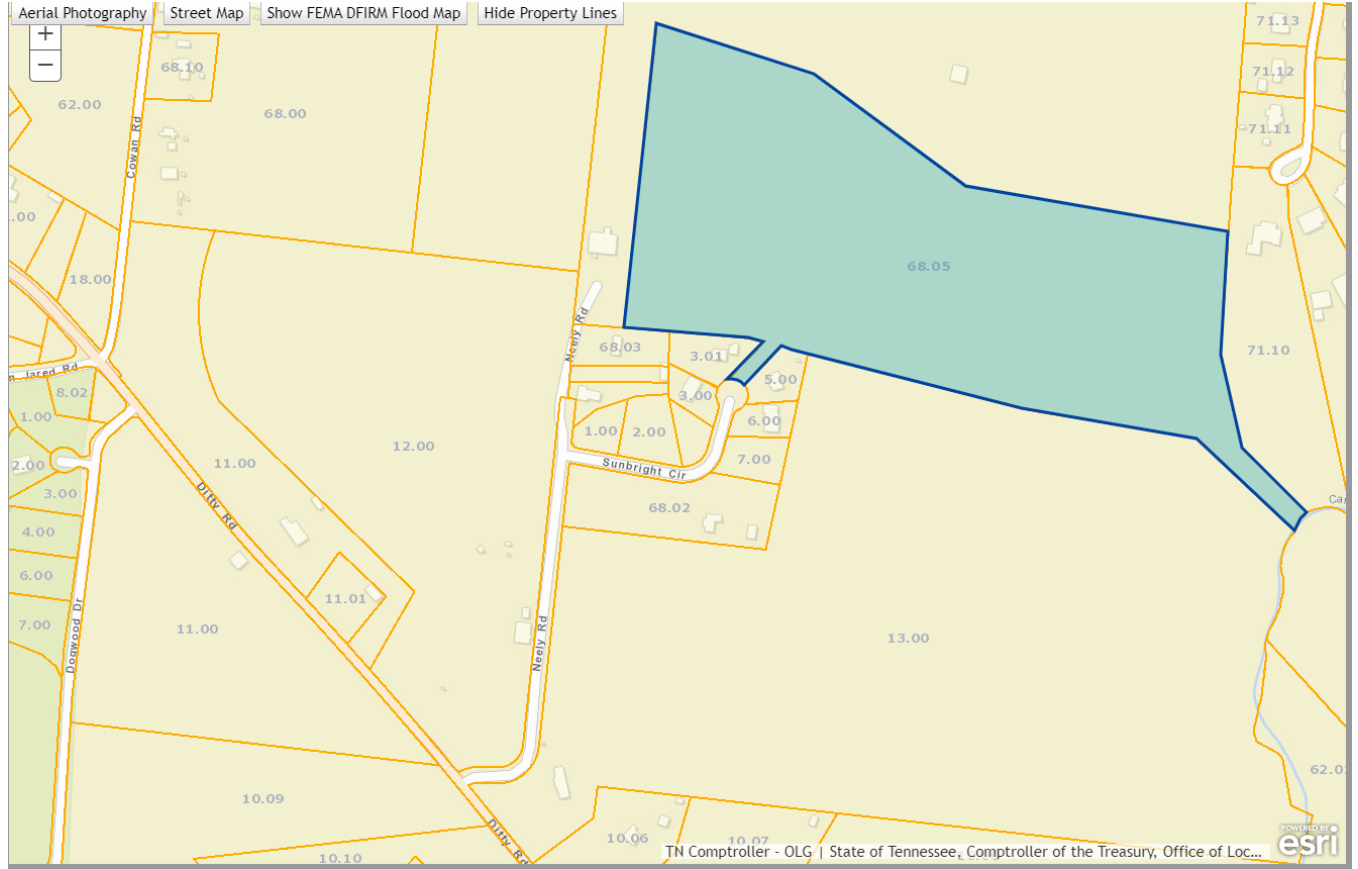
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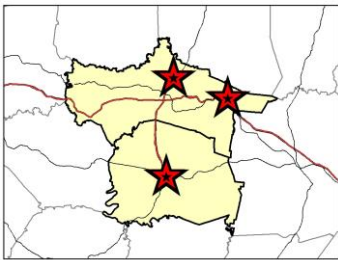
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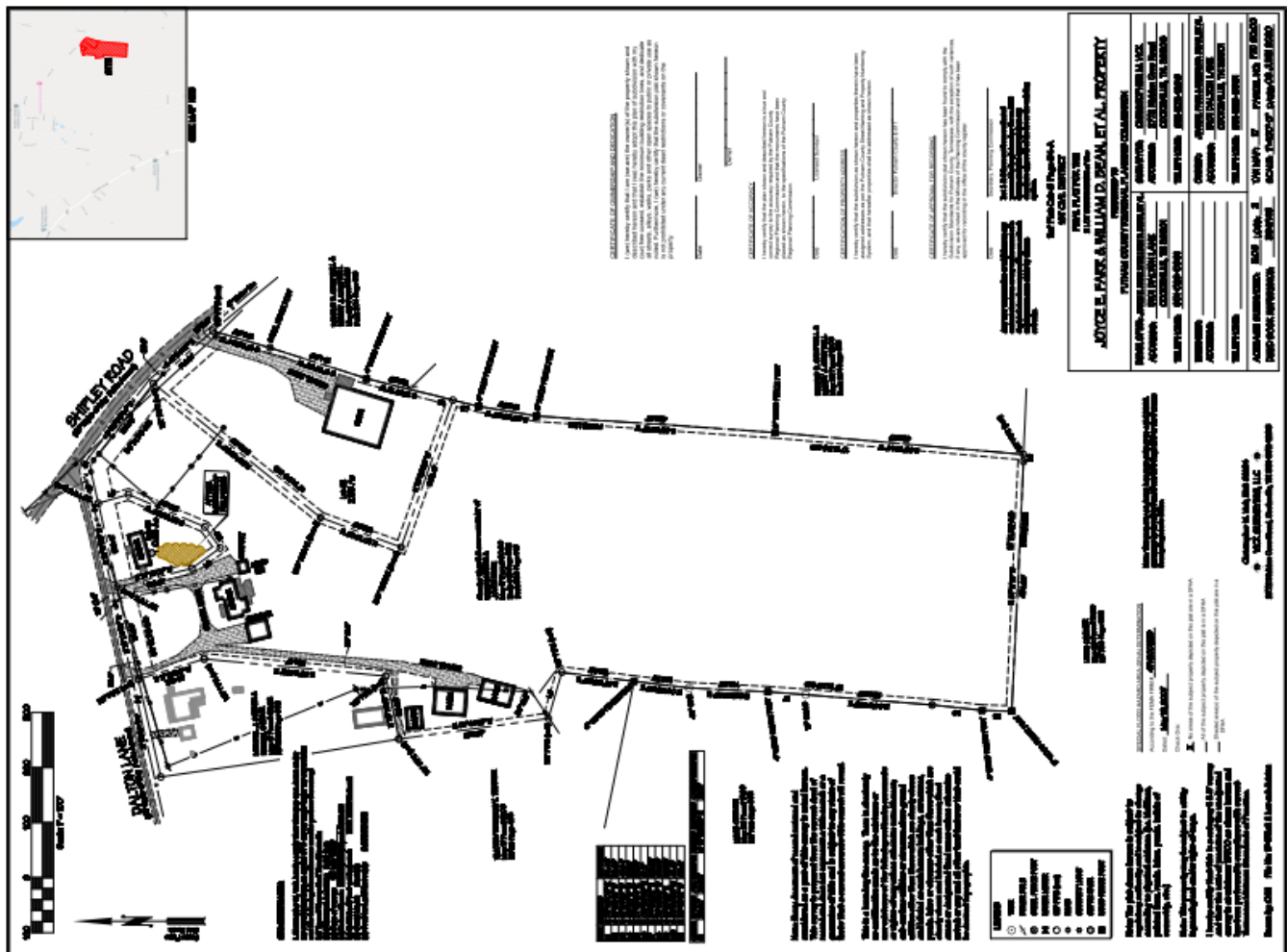
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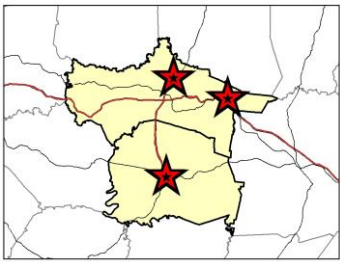
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E. JOYCE FARR & WILLIAM DEAN, ET AL PROPERTY FINAL PLAT, VICK SURVEYING

This plat creates two lots on Shipley Road and Dalton Lane from 017-060.00. Lot 2 has a barn and was previously subdivided off. That plat was recorded in Plat Cab G Slide 64-A. It was then recombined with this property. There is a house on the proposed lot (labeled lot 3) that will share a drive way with the remainder.





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ITEM 9: Discussion Items.

ITEM 10: STAFF REPORTS

- Report from Chairman
- Report from Planning Commission Engineer
- Report from Planning Director
- Report from other Members

ITEM 11: ADJOURNMENT